



KEY:

- Application Boundary
- Proposed Buildings: Refer to Architects details.
- Existing Trees retained: To be maintained and protected in accordance with BS5837

HARDWORKS Surfaces and Finishes

- Access Driveway: Asphalt Concrete (Vehicular grade) with new kerb edging where required.
- Shared Road: Block Paving laid in herringbone pattern with soldier course edging. Buff mix 205x50x60mm laid on compacted sand bed with mortared edge course.
- Flagstone paving: Locally sourced Yorkstone paving flags laid on mortar bed. Random staggered coursing 300-600mm wide with mortar joints.
- Stone Sett edging: Locally sourced Yorkstone setts laid in stretcher bond across gateway and to edge of resin bound aggregate. 150mm wide x random lengths laid on mortar bed.
- Brick Paths: Clay paving bricks laid in herringbone pattern with soldier course edging. Grey mix 205x50x60mm laid on compacted sand bed with mortared edge course.
- Gravel Terraces: Permeable Resin bound aggregate in Gold Quartz or equal approved with buff resin.
- Steps: Yorkstone paving 400mm long tread with 150mm brick riser.
- Walling: 300mm wide 1.2m high wall with flat stone coping. Stone and jointing to match building with 600mm square piers where shown. SEE (72)001
- Water Feature: 600mm wide fill (min. 300mm deep) with naturalized marginal planting.
- Fencing: 1.8m high close boarded timber fencing with min. 100x75mm timber posts set at 1.8m centres. All timber to be pressure treated FSC softwood. See (72)001
- Estate Railing in Common Areas: 3.5m wide 1.2m high close boarded timber gates. All timber to be pressure treated FSC softwood and stained grey to match building detailing. See (72)001
- LED Street Light 3.0m 60 Watt
- Electric Vehicle Charging point

SOFTWORKS

- Proposed Trees: Ornamental multi-stem see Xanthe Quayle Schedule. Min. 450mm approved topsoil to BS3882 over approved clean sub-soils from site.
- Proposed Ornamental Planting: Mix of Herbaceous perennials, grasses and shrub planting. see Xanthe Quayle Schedules 'Shrub Planting A'
- Hedgerows: Mix of hedgerow planting see Xanthe Quayle Schedule
- Wildflower Meadow: Reinstatement of wildflower meadow allowing existing soil bank to colonise and over seed with locally sourced flowering meadow seed mix 5g/m² in swathes along contour lines and around orchard trees
- Proposed Lawn: Tiles arena or similar approved. Min 150mm of approved topsoil to BS3882

Proposed Road Signage

- Share Space Sign TSRGD 2016 Diag. 886

BAT BOX

- ENCLOSED IBSTOCK TYPE C SMOOTH BUFF

TREE IDENTIFICATION KEY.

- Tree root protection area (RPA)
- Tree stem
- Tree canopy floor retention categories see below
- Category A trees of high quality
- Category B trees of moderate quality
- Category C trees of low quality
- Removed Tree

PLOT	BEDROOM	GROSS AREA	NET AREA
1	4	130M ² / 1399SQ/FT	130M ² / 1399SQ/FT
2	3	141M ² / 1561SQ/FT	141M ² / 1561SQ/FT
3	3	141M ² / 1561SQ/FT	141M ² / 1561SQ/FT
4	4	122M ² / 1313SQ/FT	122M ² / 1313SQ/FT
5	4	122M ² / 1313SQ/FT	122M ² / 1313SQ/FT
6	4	155M ² / 2099SQ/FT	155M ² / 1711SQ/FT
7	5	249M ² / 2680SQ/FT	211M ² / 2271SQ/FT
8	5	265M ² / 2852SQ/FT	228M ² / 2454SQ/FT

PROPOSED SITE PLAN.
1:200

REVISION	DESCRIPTION	DATE	NOTES
A	TREE SURVEY ADDED	7/6/24	
B	OUTLINE OF PROJECTION OF 119 MARSH LANE AND NEW BUNGALOW AT 107A ADDED ALONG NORTH-EASTERN BOUNDARY	16/7/24	
C	ALTERATION TO HIGHWAYS LAYOUT	26/7/24	
D	ALTERATIONS TO PLANNERS COMMENTS	22/8/24	
E	ALTERATIONS TO REMOVE DORMER ROOF WINDOWS ON PLOTS 1&2	12/09/24	
F	ALTERATIONS TO HIGHWAYS & PLANNERS COMMENTS	19/09/24	

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PLANNING DRAWING
MARSH LANE
ORANGE DESIGN STUDIO. ARCHITECTURAL PRACTICE
1:200 EG
AO (20)008 1/3/24 F
HALSTEAD HOMES